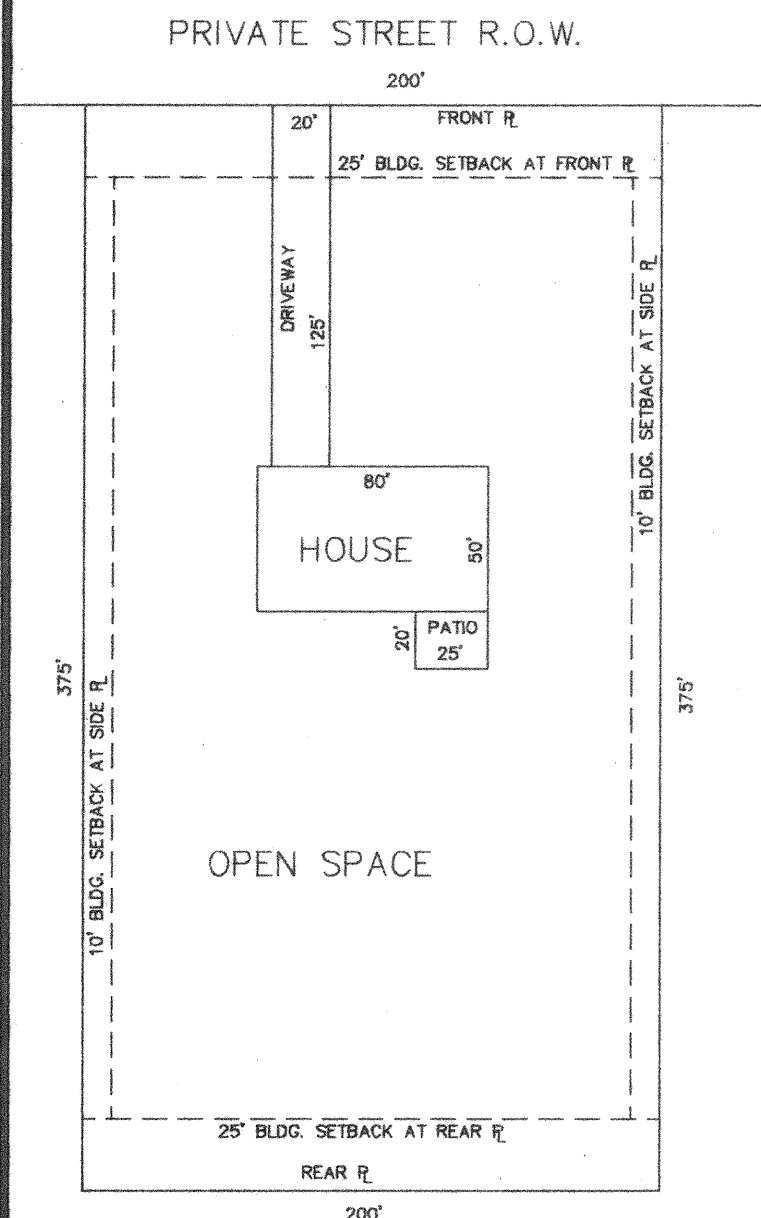


LOCATION MAP



AVERAGE LOT  
USED FOR CALCULATION OF  
DENSITY AND OPEN SPACE.  
AVE. LOT SIZE = 1.7 AC.

DENSITY: Max. Density Allowed = 1 Units/Acre  
Proposed Density = 55 Residential Lots/108.48 Acres = 0.51 Units/Acre

OPEN SPACE: Min. Required Residential Open Space = 35%

Total Area: 108.48

Impervious Areas: Private Street R.O.W. (Lot 62) = 11.01 acres  
Structures (Houses) : 55 @ 4,000 s.f. = 5.05 Acres  
Driveways : 55 @ 20'x 125' = 3.16 Acres  
Sidewalks, Patios, etc.: 55 @ 500 s.f. = 0.63 Acres  
Total Impervious Area = 19.85 Acres

Pervious Area or Open Space = 108.48 ac - 19.85 ac = 88.63 Acres  
Open Space Provided = 82%

CLEAR VISION: Oakland Bend @ US 281:

$$\text{Eq. D: } R = 0.65 (ISD_2) - (W_1/2 + K_1) \\ R = 0.65 (660) / (50 + 2) = 393'$$

Oakland Cove, Oakland Hollow, Oakland Court @ Oakland Bend:

$$\text{Eq. A: } L = 13(ISD_1) / (13 + (W_1/2) + K_1) - 4$$

$$L = 13 (300) / (13 + 24/2 + 7) - 4 = 115'$$

$$\text{Eq. D: } R = 0.65 (ISD_2) - (W_1/2 + K_1)$$

$$R = 0.65 (300) / (24/2 + 2) = 181'$$

PUD PLAN NO. 93-035

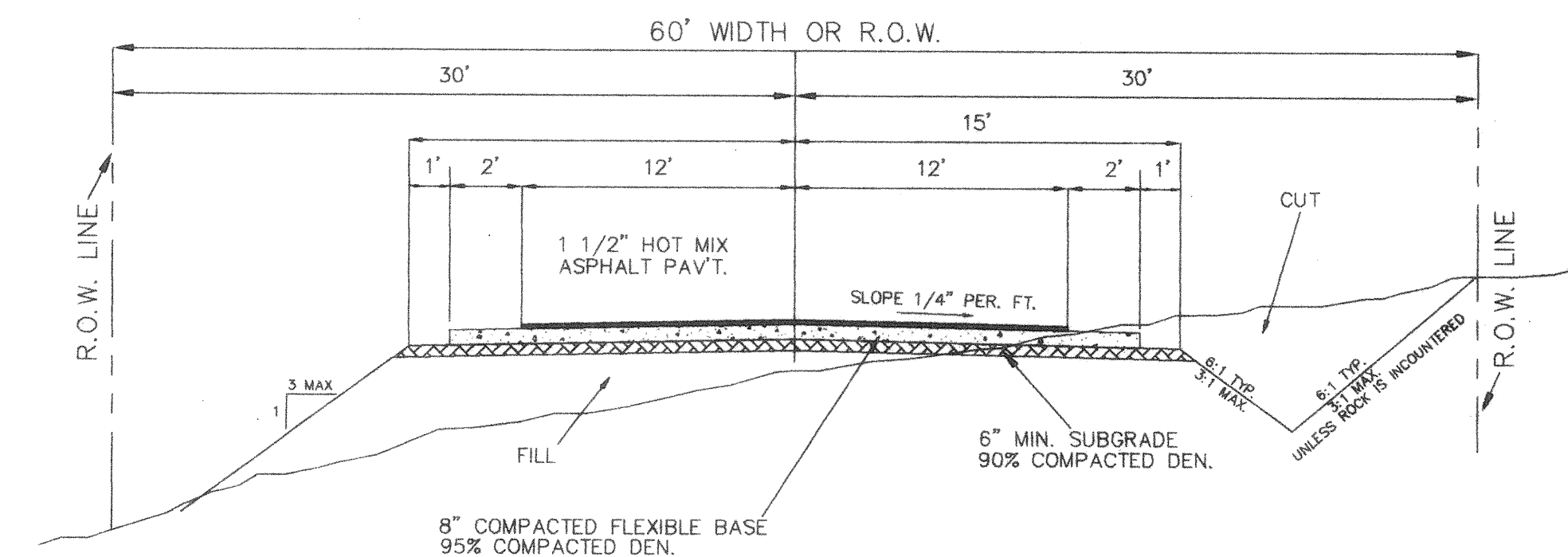
PLAT NO. 940000

94 NOV 21 AM 9:10

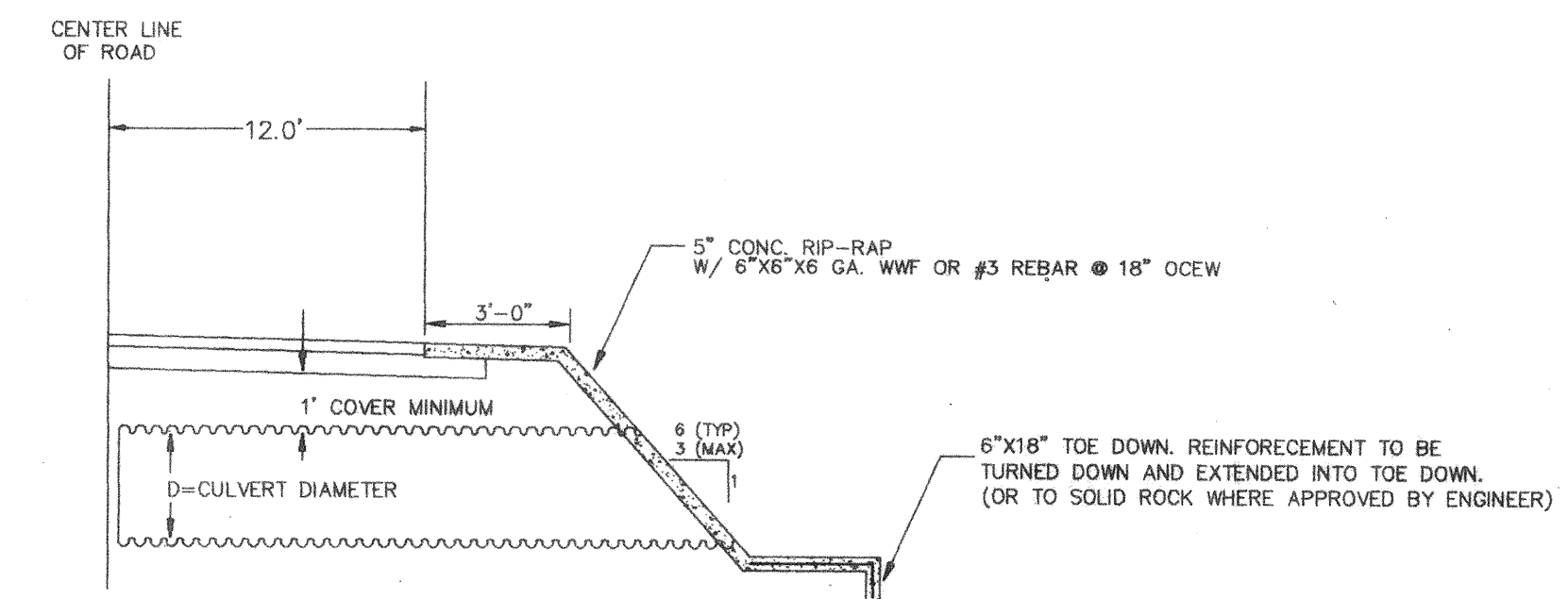
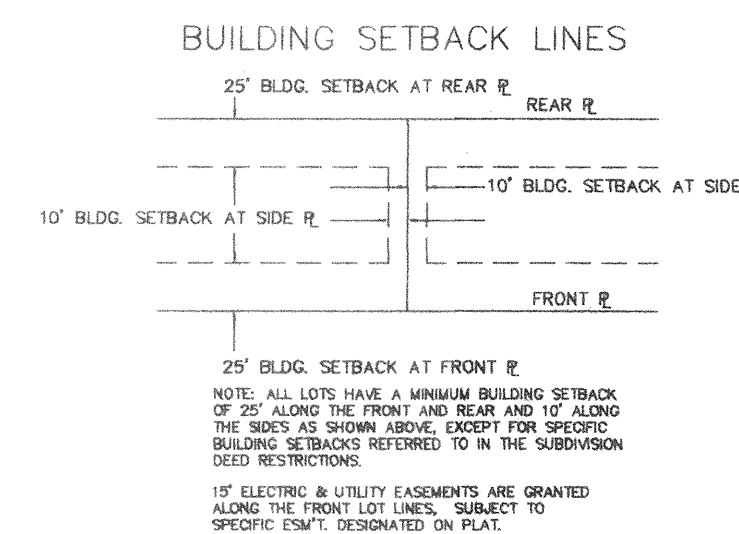
DIVISION OF PLANNING  
DEVELOPMENT  
CITY OF SAN ANTONIO

U.S. HWY. 281  
(200' R.O.W.)

SCALE: 1" = 200'



TYPICAL LOCAL STREET CROSS-SECTION



TYPICAL CULVERT DETAIL

ZONING: ALL OF THIS SITE AND ADJACENT TRACTS ARE IN THE COUNTY AND ARE NOT ZONED AT THIS TIME.  
THIS TRACT IS TO BE DEVELOPED IN ONE (1) UNIT AS SINGLE-FAMILY RESIDENTIAL ON ONE (1) ACRE OR  
LARGER LOTS WITH A MINIMUM OF 35% OPEN SPACE.

NOTE: LOT 31 0.56 AC. COMMON AREA AND UTILITY EASEMENT.  
LOT 62 11.01 AC. PRIVATE STREET, COMMON AREA, AND UTILITY EASEMENT.  
LOTS 21, 37, 45 - 5' CLEAR VISION EASEMENT ALONG R.O.W.



This P.U.D. Plan includes amendments approved by the Director of Planning.

11-22-94  
Director of Planning

#93-035

THE OAKLANDS

P.U.D. PLAN

ALAMO CONSULTING  
ENGINEERING &  
SURVEYING, INC.

SCALE: 1" = 200'  
DRAWN BY RW-KSR  
TRACED BY  
CHECKED BY PAS  
JOB NO. 071700  
SHEET 1 OF 1  
FILE NO. 0717  
PAGE 1 OF 1

BEING: 108.48 ACRES, 5.97 ACRES OUT OF THE WM. BRISBIN  
SURVEY NO. 89 1/2, 27.43 ACRES OUT OF THE BEATY, SEALE & FORWOOD  
SURVEY NO. 1, AND 75.08 ACRES OF LAND OUT OF THE BERTHA  
STAFFEL SURVEY NO. 2, BEXAR COUNTY, TEXAS.

DEVELOPER: 281/STONE OAK L.C.  
12002 HUEBNER ROAD, SUITE 200  
SAN ANTONIO, TEXAS 78230  
(210) 697-8787  
ATTN: JOEY GUERRA